



CITY OF HAYWARD

AGENDA REPORT

Planning Commission
Meeting Date 03/23/00
Agenda Item 3

TO: Planning Commission

FROM: Arlynne J. Camire, Associate Planner

SUBJECT: Use Permit No. 00-160-07 - Contra Costa Day Activities Center, Inc. (Applicant)/Bill Rasnick (Owner): Request To Allow A Vocational Training Center For Developmentally Disabled Adults - The Property Is Located At 22885 Amador Street, East Side, in a CO (Commercial Office) District and A RS (Single Family Residential) District

RECOMMENDATION

It is recommended that the Planning Commission find that the project is categorically exempt from CEQA review, and approve the use permit application subject to the attached findings and conditions of approval.

DISCUSSION

Background

The applicant must relocate the Contra Costa Day Activities Center from its current location at 24915 O'Neil Street because the lease has expired and the owner intends to demolish the building and develop the site with an auto related use. The program is designed to provide services to individuals with varying degrees of developmental disabilities. Both jobs and vocational training are provided to individuals who have been identified by the Regional Center of the East Bay as being able to benefit from this service.

Setting

The 35,149-square-foot parcel is flat and triangular in shape. The site is developed with a 9,153-square foot commercial office building once occupied by the administrative offices of Select Foods and an adjacent parking lot. The parking area is located to the south and to the west of the building adjacent to Mono Street. Approximately half of the parking lot area is located in the Single Family Residential (RS) District. Approximately 347 feet of street frontage of the parcel fronts on Amador Street and approximately 207 feet of the parcel fronts on Mono Street.

To the north and east are Select Foods facilities and American Drum that front on Amador Street in the Industrial (I) District. To rear (south and west) of the facility are single family

homes in the RS District. The secondary parking lot in the RS district will no longer be used for that purpose.

Proposal

The Contra Costa Day Activities Center cares for and trains adults from the ages of 18 to 59 who have developmental disabilities of varying degrees. Depending on the degree of disability, an attendee may require just adult daycare or may learn a skill by participating in the job training programs. Catalogue companies, medical offices, business offices and retail companies contract for services that include: light assembly of pre-manufactured products, packaging of products and mailings. In addition, janitorial and landscape maintenance are taught and preformed on-site. Individuals are shuttled in from various East Bay locations. Shuttle service is contracted from an independent transportation company. Shuttles will arrive at 9:00 am and drop-off individuals at a passenger loading area located adjacent to the front entrance or in the parking lot. All attendees will remain on-site for most of the entire day and will not leave the site for lunch. The shuttles will arrive at 3:00 pm to return individuals to their homes.

Architecture

The building consists of wood frame construction with tan painted exterior cedar siding, wide brown painted wood fascia and narrow vertical windows placed approximately 12 feet apart. The mansard roof is covered with a concrete tile shake roof.

Site Improvements

There will be few site improvements. The parking lot that will be used by the applicant needs few repairs and may require restriping. A passenger loading zone will be provided on Amador Street. The front and side yard landscaped set backs and parking lot landscaping will be maintained by the vocational landscaping students. Additional parking lot trees will be planted.

Landscaping and Fencing

The front yard and side yards are surrounded by a 6-foot high brown, decorative metal fence at the property line. The yards are landscaped (maintenance has been limited) and contain automatic irrigation systems. Staff recommends the removal of this fence since fences within front and side yard setbacks are not to exceed 4 feet in height. In addition, it will be easier to maintain the landscaping and, in staff's opinion, will provide a more attractive streetscape. In addition, staff recommends that the wood-slatted chain link fence on the south side of the parking lot, which is adjacent to residences, be replaced with a masonry wall. The intent of the wall is to mitigate traffic noise created by vehicles that would enter and exit the parking lot. This is consistent with the Zoning Ordinance which states " A masonry wall not less that 6 feet in height, shall be required where any commercial district abuts any R, A, RH, OS, residential PD District, or other district where there is conforming residential development on the first floor".

However, the applicant feels that it is not necessary because only shuttles, a company vehicle and possibly up to 20 employee vehicles will use the parking lot. In addition, the parking lot backs onto the rear yards of these homes. Therefore, the applicant feels that the noise will not impact the homes.

Vehicular Circulation/Emergency Access/Access for Persons with Disabilities/Traffic

Parking lot vehicular access is from Amador Street. Emergency ingress and egress is accessible from Amador Street. A barricade at the terminus of Mono Street does not allow parking lot access. The actual parking demand according to the applicant is only 20 stalls for the staff members as clients do not drive. An access gate will be maintained at the parking lot entrance on Amador Street. The gate will remain closed during business hours and locked during non-business hours. The required parking is based on the classification of "day care" which requires 1 parking space for every 4 adults in addition to a drop-off area. There will be 70 students which require 18 parking spaces. There will be 20 staff members. The parking lot located adjacent to the building in the CO district portion of the site has 38 parking spaces. The rear parking lot will not be used to provide parking for this project.

During the use permit referral process staff solicited comments from surrounding neighborhood residents and property owners regarding the project. The adjacent residents were concerned with the traffic impacts. According to Transportation Planning, the number of trips that this use will generate will not have an impact on the adjacent residential neighborhood. Clearly this type of facility will have less of an impact than a conventional office, which is a primary within this district.

General Plan, Zoning, Permitted Uses and Planning Issues

The General Plan Map designation for the property is Low Density Residential and the zoning is CO and RS Districts; the building is located in the CO District and a portion of the parking lot is located in the RS District. Therefore, with a granting of a use permit, the use is consistent with the zoning districts and the General Plan designation. The property located to the north and east across Amador Street is designated Mixed Industrial and is located in the Expanded Redevelopment Area known as the Cannery Growth Management Change Area. Therefore, the Redevelopment staff advises that the use permit have a five year limitation. This is based on compatibility of the type of uses that may possibly locate in the adjacent Expanded Redevelopment Area and which may suggest a better use for this property. In addition, the newly introduced commercial uses might negatively impact the operation of the facility which may motivate the applicant to move to a more suitable location.


Environmental Review

The project is exempt from environmental review as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3), Review of Exemptions.


Public Hearing Notice

On March 10, 2000, a Notice of Public Hearing was mailed to every property owner and resident within 300 feet of the property as noted on the latest assessor's records.

Prepared by:

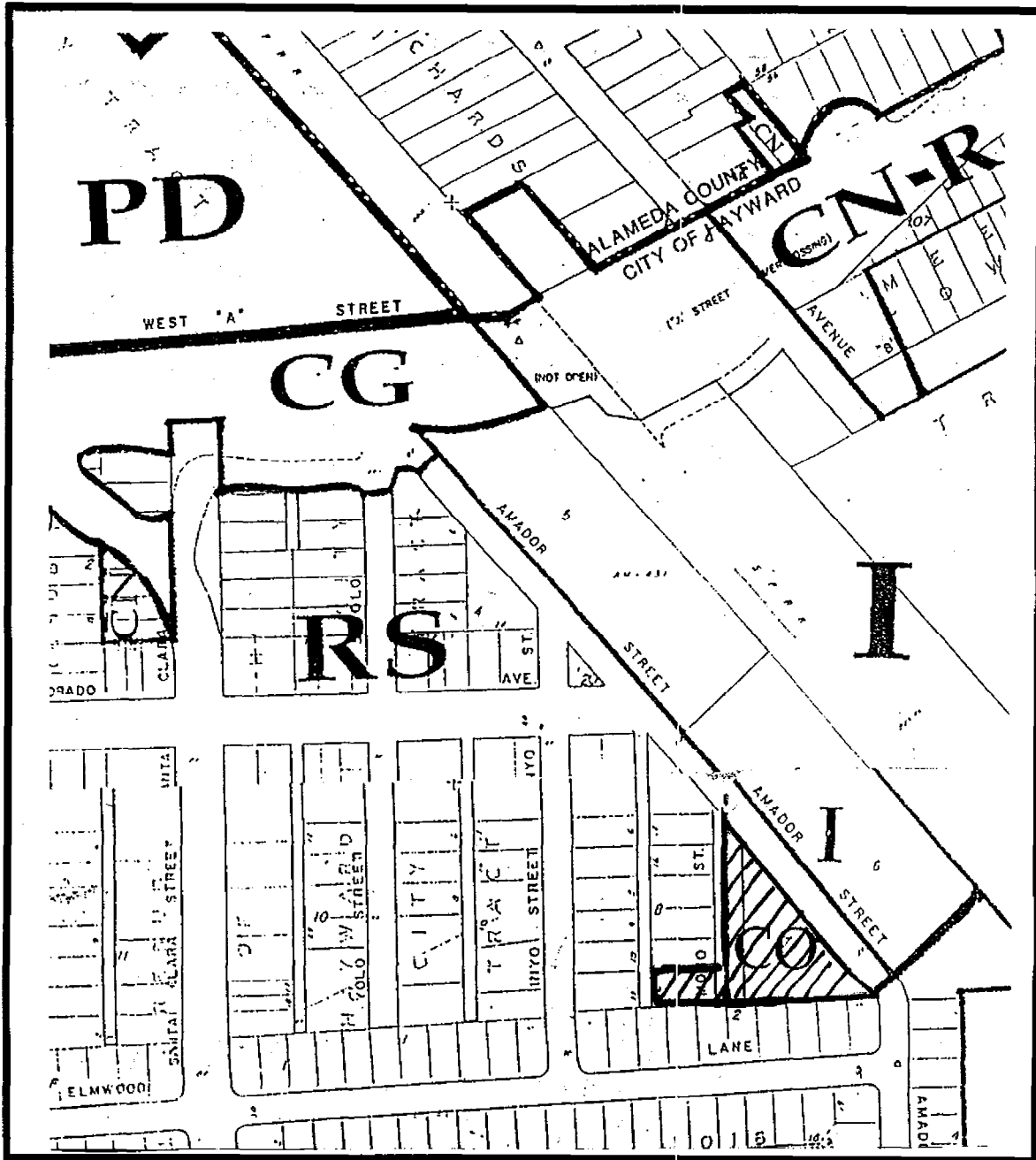

Arlynne J. Camire, AICP
Associate Planner,

Recommended by:


Dyana Anderly, AICP.
Planning Manager

Attachments:

- A. Area/Zoning Map
- B. Findings for Approval
- C. Conditions of Approval of Use Permit
Development Plans



AREA/ZONING MAP

Use Permit Application 00-160-07
Contra Costa Day Activities
Center,
Inc. (Applicant)
Bill Rasnick (Owner)
22885 Amador Street

RS-Single Family Residential
CN-Neighborhood Commercial
CN-R-Neighborhood Commercial-
Residential
CO-Commercial Office
CG-General Commercial
I-Industrial
PD-Planned Development

FINDINGS FOR APPROVAL
Use Permit Application No. 00-160-07
Five Year Approval
Contra Costa Day Activities Center, Inc. (Applicant)
Bill Rasnick (Owner)
22885 Amador Street,

1. That the Planning Commission find that the Categorical Exemption is complete and final in accordance with the California Environmental Quality Act Guidelines and reflects the independent judgment of the Planning Commission based on the fact that the project conforms to Section 15061(b)(3), (Review for Exemption) of the CEQA Guidelines.
2. That the Contra Costa Day Activities Center project as conditioned is desirable for the public convenience or welfare in that it serves and provides training to developmentally disabled adults between the ages of 18 to 59 who reside in Hayward and other East Bay communities.
3. That the Contra Costa Day Activities Center project as conditioned will not impair the character and integrity of the Commercial Office (CO) District and the abutting Single Family Residential (RS) District in that approval of the project will conform with the City's Minimum Design and Performance Standards for the CO District
4. That the project as conditioned will not be detrimental to the public health, safety, or general welfare in that the applicant will be required to conform with all Uniform Building, Fire and related code requirements, including but not limited to emergency access and requirements for persons with disabilities, that the applicant will be required to conform with and install all the recommendations and that the applicant must conform with all conditions of the use permit including but not limited to hours of operation, landscaping, and related site improvements;
5. That the project as conditioned will be in harmony with applicable City policies including the City's Design Guidelines and the Commercial Office Minimum Design and Performance Standards in that the applicant will maintain landscape setbacks, the required number of parking spaces and the applicant is required to install a masonry wall along the South side of the parking lot, adjacent to the residential properties.

CONDITIONS OF APPROVAL
Use Permit Application No. 00-160-07
Five Year Approval
Contra Costa Day Activities Center, Inc. (Applicant)
Bill Rasnick (Owner)
22885 Amador Street,

General

1. Use Permit Application No. 00-160-07 is approved subject to the specific conditions listed below. This permit becomes void on March 23, 2001, unless prior to that time building has been accepted for processing by Contra Costa Day Activities Center, Inc, or a time extension is approved. A request for a one year extension must be submitted to the Planning Division 15 days prior to the above date.
2. The use permit shall be reviewed for renewal no later than January 2005. At that time, the staff shall review the project for compliance with adjacent uses in the Expanded Redevelopment Area. The Planning Commission shall make the final determination if the permit should be extended another five years or a period of time that is deemed appropriate.
3. The site shall conform to the site plan labeled Exhibit "A" and shall be to the satisfaction of the Director of Community and Economic Development/Planning Director.
3. Outdoor storage is not permitted.
4. Parking lots shall include one 15-gallon tree for every six parking stalls. Parking lot trees shall be planted in tree wells or landscape medians located within the parking area. Parking rows shall be capped with a landscaped median. All tree wells and medians shall be a minimum of 5' wide measured inside the curbs.
5. The applicant shall submit a detailed landscape and irrigation plan prepared by a licensed Landscape Architect for review and approval by the City Landscape Architect. Landscaping and irrigation shall comply with the City's *Water Efficient Landscape Ordinance*.
6. The applicant shall submit a plan for a masonry wall design plan to the Director of Community and Economic Development/Planning Director for review and approval. Barbed wire or similar wire is required to be removed and shall not be used.
7. The 6-foot high fence located at the property line in the front and side yards shall be removed.

7. The applicant shall submit an exterior lighting plan. Lighting shall be designed to reflect away from adjacent properties and shall provide a minimum of one candle foot at ground level during hours of darkness.
8. The applicant shall submit a revised parking plan that complies with the City of Hayward Off-Street Parking Regulations and meets Title 24 physically disabled parking requirements. The plan must also show a vehicle barrier between the side and the rear parking lots and the location of the trash enclosure.
9. Fire Department Requirements:
 - a. A manual pull stations and audible devices shall be installed.
 - b. Exiting and exit lighting shall be self-illuminated and meet the California Building Code.
 - c. A State of California 850 Clearance Form is required to be submitted to the Fire Department for a final fire clearance.
 - d. The applicant shall provide a plan of escape and post it in approved locations. The plan shall be to the satisfaction of the Fire Marshall.
 - e. Vocational skills shall be in compliance with the Fire Code, i.e., no welding shall occur unless approved by the Fire Department, woodworking shops shall meet the Fire Code for compliance, spray painting and other regulated operations shall be in compliance with the Fire Code and approved by the Fire Department.
 - f. Fire extinguishers shall be provided within the building to the satisfaction of the Fire Marshall.
10. The on-site paving shall be repaired or replaced to the satisfaction of the City Engineer. The minimum thickness of asphalt concrete pavement shall be 3 inches and it shall be compacted to a relative compaction of not less than 95 percent.
11. Any damaged sidewalk and/or curb shall be repaired or replaced to the satisfaction of the City Engineer. Obtain encroachment permits prior to the commencement of any work to be done within the street right-of-way.
12. All catch basins shall be equipped with fossil filters or an equivalent device approved by the City Engineer.
13. Prior to occupancy the applicant shall submit an on-site recycling plan to the City's Solid Waste Manager to be implemented prior to occupancy.
14. An elevation of the trash enclosure shall be submitted to the Director of Community and Economic Development/Planning Director prior to occupancy of the building.
15. All applicable requirements of the City's Security Ordinance shall be met.

16. Landscaping shall be maintained in a weed-free condition at all times with replacement plants provided where necessary. Required street and parking lot trees that are severely topped or pruned shall be immediately replaced, as determined by the City Landscape Architect.
17. The property owner and/or occupant shall maintain in good repair all building exteriors, walls, lighting, landscaping, trash enclosures, drainage facilities, driveways, and parking areas. The premises shall be kept clean and any graffiti shall be painted or removed within seven days of occurrence.
18. Violation of conditions is cause for revocation of this permit application at a public hearing before the duly authorized review body.